

24 AUG 1976

MEMORANDUM FOR: Comptroller

FROM : James H. McDonald
Director of Logistics

STATINTL ATTENTION : [REDACTED]

VIA : Deputy Director for Administration

SUBJECT : Building Costs for the Community Headquarters
Building

REFERENCES : (a) Memo dtd 20 May 76 to DD/A fr D/L, Subject:
Selective Service Building - Direct
Project Implementation Cost Assignments

(b) Memo dtd 6 Aug 76 to Compt fr D/L, Subject:
Building Costs for the Community Head-
quarters Building

1. Reference (b) transmitted a breakdown of both normal and special costs for the Community Headquarters Building as distributed between FY 1976 and the Transition Quarter. It was understood that the Office of Management and Budget (OMB) had requested such information relative to their pending involvement and judgment concerning the need for prospectus compliance with regard to this project.

2. Since the transmittal of reference (b), the scope of the project has been reduced to obviate the need for prospectus. Although events have eliminated the need for further OMB involvement in the prospectus issue, [REDACTED] has indicated that OMB desires an overview of total project costs through FY 1977 for inclusion in its files on the project. The expenditures were to include all facilities modifications, moving, and related operational costs to house the proposed occupants through FY 1977.

3. Accordingly, updated information in slightly different form has been prepared for your use in responding to this OMB request. Attachments A and B, indicating detailed categories of projected costs, and Attachment C, indicating a summary of all such costs pertaining to this project from FY 1976 through FY 1977, are hereby submitted for your review and action.

SUBJECT: Building Costs for the Community Headquarters Building

4. Since your interpretation of OMB requirements is a measure of relative definition of terms, it is believed that the detailed categories of projected costs contained in Attachments A and B will be helpful in determining any adjustments of total costs to be reported. If you desire further clarification of this information or further assistance in preparing the above response, please direct your questions to [REDACTED] Chief, Real Estate and Construction Division, OL, on extension 8111 or to [REDACTED] Project Architect, Field Engineering Branch, RECD/OL, on extension 8333.

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/s/ James H. McDonald
James H. McDonald

Atts

cc: DD/A, w/atts

REVISED TO FY '77 FUNDING STATUS DUE TO REDUCED
Approved For Release 2001/08/07 : CIA-RDP79-00498A000100130008-8

SCOPE OF FY '76 CONSTRUCTION CONTRACT FOR

COMMUNITY HEADQUARTERS BUILDING

25 August 1976

ITEM	TQ	FY '77
1. Sprinkler & Standpipe System	-	\$ 35,000
2. Fire Stair Tower	-	125,000
3. Remove Fire Escape	-	3,000
4. Emergency Exit Lighting	\$ 6,000	1,500
5. Emergency Generator & Transfer Switch	27,500	15,000
6. Front Entrance Security Modification	-	10,000
7. Vestibule Security Doors and Wall	-	2,500
8. First Floor Lobby Security Wall	-	5,000
9. Hardware for Lobby Security Doors	-	1,500
	-	20,000
11. Exterior Security Lighting	3,800	1,200
12. Raised Floor System	18,000	-
13. Cosmetic Refurbishment of Elevators	-	8,000
14. Domestic Hot Water Circulation Improvement	-	2,000
15. Kitchenette Unit	3,000	500
16. Construction of First Floor Toilets No. 117 & 119	-	7,000
17. Communications Security Grounding Rods	-	1,000
18. Sixth Floor Wall Covering	-	10,000
19. Toilet Accessories	3,000	1,000
20. Carpet Installation	-	8,500
21. Furniture for 16 Additional Work Stations for New Personnel	25,000	-
Subtotal	\$86,300	\$257,700
Contingency	12,700	25,000
GSA Admin	-	25,000
TOTAL	\$99,000	\$307,700

TAB

B

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COMMUNITY HEADQUARTERS BUILDING

25 August 1976

	UNFUNDED FY-77	FY-78	UNFUNDED FY-77	FY-78
<u>OFFICE OF SECURITY</u>				
1. Guard Service	\$216,000	\$229,200		
2. Alarm Maintenance	7,000	7,000		
3. Mail Scanner		55,000		
SUBTOTALS			\$223,000	\$291,200
<u>OFFICE OF COMMUNICATIONS</u>				
1. Lease Line T-1	\$18,000	\$18,000		
2. Lease Lines G-3 (4 ea.)	12,000			
3. Centrex System	26,400	26,400		
Black Telephone Service				
4. Touch Tone Service	6,000	6,000		
5. NSA-Tetrahedron	20,000			
SUBTOTALS			82,400	50,400
<u>OFFICE OF LOGISTICS</u>				
1. SLUC	\$369,700	\$391,900		
2. Recurring Reimbursables				
After-hrs. Elev. Operator	11,000	11,000		
Special Cleaning	2,700	2,800		
3. After-hrs. Utility Support	10,300	11,300		
4. Purchase of One Sedan	5,000			
5. Moving Costs	12,000			
6. Alterations and Repairs	50,000	50,000		
7. Replace Window A/C Units	8,000	8,000		
8. Replace Cooling Tower	5,000			
9. Pave West Alley		16,000		
SUBTOTALS			\$473,700	\$491,000
TOTALS (OS, OC, OL)			\$779,100	\$832,600

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C

FUNDING REQUIREMENTS

STATINTL

BUILDING

ITEM	FY 76	TQ	FY 77
1. Construction Contract	\$455,000		
2. Construction Contingency	50,000		
3. GSA Admin. Fee	35,000		
4. Survey	25,000		
5. Office of Security Procurement	61,000	11,000	
6. Office of Commo Procurement	415,000	8,000	
7. Building Equipment		99,000	
8. Building Furnishings		339,100	
9. Security and Life/Fire Safety Improvements			307,000
10. Operating Costs			779,100
TOTAL	\$1,041,000	\$457,100	\$1,086,100

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ROUTING AND RECORD SHEET

SUBJECT: (Optional)

Building Costs for Community Headquarters Building

DD/A Registry
File Bldg + Gr 9

FROM: Director of Logistics
2C02 [REDACTED] Building

EXTENSION

NO.

DD/A Registry

DATE

24 AUG 1976

76-4286

TO: (Officer designation, room number, and building)

DATE

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

RECEIVED

FORWARDED

1. Deputy Director for Administration
7D24 Headquarters

26 AUG 1976

[Signature]

2.

3. Comptroller
4E42 Headquarters
Attn: [REDACTED]

1 & 3: It should be noted that many of the cost elements in the attached represent moving and operational charges and would have been incurred by the ICS move into any Government-owned or leased building and, therefore, are not attributed solely to our occupying the Selective Service Building. We will leave this to your judgment as to whether this is the type of costs you feel we should be reporting to OMB re the SS Building.

/s/ James H. McDonald

James H. McDonald

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FORM 3-62

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USE PREVIOUS EDITIONS

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